

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA)  
8<sup>TH</sup> FLOOR CONFERENCE ROOM  
CITY HALL**

**TUESDAY, JUNE 17, 2003**

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Mayor Naugle called the meeting to order at approximately 2:32 p.m. Roll was called and a quorum was present.

Present: Chairman Naugle  
Commissioner Teel  
Commissioner Trantalis  
Commissioner Hutchinson  
Commissioner Moore

Absent: None

Also Present: City Manager  
City Attorney  
City Clerk

**Request for Proposals (RFP) – 1025-1033 Sistrunk Boulevard (N.W. 6 Street)**

Commissioner Hutchinson left the meeting at approximately 2:32 p.m.

**Motion** made by Commissioner Moore and seconded by Commissioner Teel to approve the issuance of an RFP for CRA property located at 1025-1033 Sistrunk Boulevard (N.W. 6 Street).

Commissioner Moore asked what would be the time period for the subject RFP.

Kim Jackson, CRA Director, replied that it would be released probably on July 1, 2003, and added that the Commission might want to consider issuing it later, since at the end of July the CRA would be presenting urban design guidelines to the Commission.

Commissioner Moore asked if the RFP was issued on July 2, 2003, could an addendum be added to the RFP. Ms. Jackson confirmed.

Commissioner Hutchinson returned to the meeting at approximately 2:35 p.m.

Ms. Jackson stated the respondents would have 120 days to respond to the RFP, then they would be reviewed by the Selection Committee, it would proceed

to the next advisory Board, and then finally to the CRA Board with a recommendation. She further stated that it could be the second week in December before the recommendation came before the CRA Board.

Commissioner Moore asked who would be selected to sit on the Selection Committee. Ms. Jackson explained the committee would be comprised of one member of the CRA, one member from WRT, City Engineer, CRA Planning and Design Manager, and a staff person from Construction Services. She stated there was not a developer sitting on the review team, but they did have an architect.

Commissioner Trantalis asked for further clarification of the exhibit which had been distributed to the Commission.

Ms. Jackson explained that the exhibit was the notice which would be placed in the newspaper, and further stated that the RFP was quite extensive. She explained that based on the preliminary urban design guidelines that WRT was proposing, they were looking for a mixed-use type development, parking on site or considered as off-street parking, maximum density (about 2-3 stories), referral to WRT's guidelines, and compatible uses for the neighborhood.

Commissioner Moore stated that at the last Commission meeting that was why they had discussed the Parking Division and its Enterprise Fund, and the necessity of looking at locations in other areas of the City for parking. Since this site was only 29,000 sq. ft., parking would diminish the impact the development would have and public spaces were needed.

Ms. Jackson stated they would discuss in the RFP that off-street parking provisions be supplied. She explained they were not suggesting any type of public structured parking for the project, but it was being considered in WRT's guidelines and how to accommodate it.

Commissioner Trantalis reiterated that Sistrunk Boulevard was an opportunity to rebuild a city and if off-site parking would enhance this RFP, obviously they would get more for their money.

Mayor Naugle stated that the parking system with age-old garages was barely breaking even, and not spinning off extra revenue. He suggested that possibly the Parking Fund could loan money to the CRA.

Stan Brown, Chairman of the Advisory Board, stated they were looking for creative solutions, and this was the first opportunity in many years to put something out for Sistrunk Boulevard. He felt the creative solutions that would be proposed could bring them back to the table for further discussion. He reiterated the RFP was only for a particular site, but they would be testing against the WRT and other ideas as to how this corridor should function.

Commissioner Trantalis asked if this was an opportunity for them to consider off-site parking, and were they targeting a specific location. Commissioner Moore stated he felt they needed to do just that, and possibly a structure could be developed at a later date once the development process worked.

Commissioner Teel asked if they were asking for proposals regarding parking as part of the project, or were they proposing a larger project with an expectation there would be off-site parking available.

Ms. Jackson replied they were looking for creative alternatives, but it would be stated that the CRA had the potential to provide off-street parking and limited funding would be identified. She stated if parking was to be supplied inside a structure, the proposer was to explain how that would be accomplished. The third alternative could be a proposer's choice of structured parking and where it would be located.

Commissioner Teel remarked there would then be the possibility that one developer could come back with 3-4 different plans. Ms. Jackson confirmed. She stated they would leave it opened, but at the same time would provide guidelines of what could realistically be supported. Commissioner Teel stated if a better benefit could be obtained from a larger project and parking needed to be provided elsewhere, they might have to be encouraged to think along those lines, rather than spend time and effort in designing something with a lot of parking and less square footage of interior space.

Ms. Jackson stated that through the WRT and what was happening with the Urban Group, they would know which parcels could be targeted and acquired, and which had willing sellers.

Mayor Naugle stated that realistically it would probably be a combination of providing their own parking on site and supplementing it with surface lots because financing was difficult if there was no parking.

Commissioner Moore stated that what was good about his location was that they had the Negro Chamber of Commerce, the 6<sup>th</sup> St. Pharmacy, Bob Young Building, and 12 parking spaces done by the grant dollars, thereby making it viable to have a public area close by.

Roll call showed: YEAS: Commissioners Hutchinson, Teel, Trantalis, Moore and Mayor Naugle. NAYS: None.

There being no further business to come before this Board, the meeting was adjourned at approximately 2:48 p.m.